



Robin McCarthy, AIA
Architect Lic. #C29767
Residential + Commercial Architecture
1155 Meridian Avenue, Suite 207
San Jose, CA 95125
(408) 859-8723

Date: March 5, 2020

To: Town of Los Gatos Planning Department
110 E. Main Street
Los Gatos, CA 95030

Subject: Letter of Justification for the proposed demolition of an existing single-story residence & detached garage, and the construction of a new single-story residence located at 15897 Camino Del Cerro, Los Gatos, CA 95032 (APN – 523-24-044)

Attn: Planning Staff:

Our clients and owners of the property, Francesco Iacopino & Leire Carbonell-Aguero, are proposing to demolish an existing 1,669 square foot single-story, and build a new 3,041 square foot single-story home with 467 square foot 2-car attached garage in the Town of Los Gatos

Our clients, Francesco & Leire have lived in the Bay Area for many years. They are a growing family of four who have purchased this home and property with the intent to build a well-designed and detailed, high-end new custom single-story home for their growing family that they can enjoy and live in for many years to come.

We, the Architect and Consultants, have prepared and submitted the Schematic Design Plans to the Town of Los Gatos for Architectural & Site Review for the project. We have considered the guidelines outlined in the City's Residential Design Handbook for the Town of Los Gatos. We believe that the Planning Staff can make the "Design Review Findings" necessary to support design approval. The following information gives a general description of the project along with the compliance measures to validate reasons for support of this new residential project.

Site Properties, Planning, and, Neighborhood Context:

The existing home and property is located at 15897 Camino Del Cerro and is part of the R-1-8 Single Family Zoning District.

The lots in their neighborhood are of similar size with almost flat terrain. The existing home illustrates a traditional ranch style. The nearby neighborhood context is varied with a mix of transitional and traditional styles sprinkled throughout the surrounding neighborhood. There is also a good mix of single-story and two-story homes comparable to the new single-story residence proposed. Many of the neighboring homes have prominent facades facing the streets, many with front porches, and many with a mix of location of parking garages. Many of the newer homes have 2-car garages at the front and attached to the home. Many of the older homes have detached parking garages at the rear of their properties with driveways alongside the homes.

The existing street and surrounding neighborhood has been under-going a transformation over the last 20 years. Several homes in the neighborhood have been remodeled with new additions, and several of the homes have been replaced with new homes with various traditional and contemporary design styles. The prevailing pattern of the new homes, and remodels is leaning toward a mix of one- & two-story homes with 2-car parking garages at the front of the home.

General Description of the Proposed Design:

The proposed design is a new single-story home (3,041 square feet), attached two-car garage (467 square feet). The design includes a main living space; kitchen, family room with a fireplace, dining room, covered outdoor living space, guest suite, two additional bedrooms with a shared bath, a private master suite, play room, mud room, laundry room, and 2-car parking garage.



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Site Development, Architectural Style, and Integration with the Environment:

The proposed residence is designed to follow the natural contour of the existing property with rooms oriented to enjoy the natural light of the sun orientation of the property.

The new style of the home is primarily “Farmhouse Style” materials, details and elements. The new home incorporates a front and rear porch. The exterior siding is a wood board and batten material painted white with natural stone veneer accents. The roof material and color shall be charcoal gray standing seam metal roof. The window and door frames shall be a dark black with black accents and contemporary exterior light fixtures. The driveway shall have warm grey pavers, and at all other patios. The proposed natural earthy-tone colors are meant to harmonize with the surrounding landscape.

The height of the home meets the zoning guidelines at less than 30 feet maximum. The intention of the proposed residence is a traditional single-story design with clean, simple lines, and some design elements that will customize and detail the home. The front wall line is varied to break up the façade and minimize the bulk and mass of the home.

The windows and doors along each façade are designed with attention to size, shape and detail. The openings are designed to let an abundance of natural light into the home along each facade, but screen for privacy from neighbors. Where possible (except for required bedroom egress windows) we have designed a smaller window high off the finished floor for only light and air. This will allow for the neighbors and owners to maintain privacy from side-to-side. Along the rear of the home, there are beautiful views of the landscape.

The landscape design is water efficient and provides some existing screening trees and vegetation. The existing water runoff patterns are preserved and away from native trees and shrubs.

Preservation of Protected Trees:

There are two trees proposed for removal for this project, which interfere with the footprint of the new home. Our project has been developed so that the landscape plan with appropriate natural design to suit the natural terrain of the property.

Preserving Views and Access to Views:

The proposed design of the new residence is situated on an almost flat property and shall not interfere with the current views of any neighbors.

Conclusion:

It is the Client’s directive that this residence be of a very high-quality design and construction and enhance the Los Gatos community. We are confident that this home will increase the values of nearby properties and will be a benchmark for outstanding design as other homes in the Los Gatos neighborhoods.

We respectfully ask for the Planning staff and Commission for support and approval of this project. For additional comments or questions, please contact me at 408-859-8723.

Sincerely,

Robin A. McCarthy, Architect

Lic. No. C29767

Arch Studio, Inc.